

RUTGERS - THE STATE UNIVERSITY

PUBLIC POLICY FORUM

ON

CIVIL DISORDERS:
Causes and Remedies

Discussion Agenda

Discussion Group 1 - HOUSING

Prepared by

Dr. George Sternlieb
Professor of Business Administration
Graduate School of Business
Rutgers, The State University

(NOTE: Reproduced on the following pages are only the Introduction and the Recapitulation of a much longer paper prepared by Dr. Sternlieb. The full paper is available in limited quantity for use by the participants in the Discussion Group on Housing, and will be reproduced in its entirety in the Proceedings of the Forum.)

INTRODUCTION

On February, 1968, the New Jersey Governor's Commission on Civil Disorder presented the results of a six-month evaluation of the causes of, incidents of, and remedies for civil disorders in this State. Embodied in the written document were eleven recommendations aimed at alleviation of the crisis in urban housing. The recommendations in the order of their appearance in the Commission's report follow:

1. A program should be developed to encourage home ownership by low-income families to give them an investment and stake in their community.
2. The State Housing Division of the Department of Community Affairs should use its power under Section 20, Chapter 448, Laws of 1948, to plan, to provide and to implement relocation of low-income people from the inner cities to outlying areas.

3. The Newark Housing Authority should offer long-term leases to landlords in the Newark Central Core for the filling of chronic vacancies in return for agreements to improve maintenance, upkeep and services.

4. The State Division of Civil Rights should exert more effective leadership in the enforcement of laws against discrimination in housing.

5. The requirement for citizen participation and planning processes should be vigorously enforced by all levels of Government.

6. The State Legislature should grant reasonable budgeted requests of the Department of Community Affairs for rent supplements, demonstration grants and code enforcement training programs.

7. The New Jersey College for Medicine and Dentistry should occupy no more acreage than is consistent with the location in the center of the State's largest city and with the needs and aspirations of the community.

8. The Newark Housing Authority should survey the tenant composition of each public housing project in an attempt to identify, on an objective basis, the tenants who can afford and are able to find housing in the private market.

9. Englewood which has the human --- critical housing issue. (Not considered in this report.)

10. The construction of high-rise projects for the public housing should be discouraged.

11. Tenants in public housing projects should commit themselves to do what they can for the maintenance of the premises they occupy and use.

In the discussion paper which follows, these several recommendations will be discussed along three approaches:

A. People Groups - Who will be affected by these programs? Not all of them hit the whole broad platter of center core residents, obviously. For the sake of our discussion, we have broken the people

groups to be affected into four elements - those with incomes under \$4,000, \$4,000 to \$6,000, \$6,000 to \$10,000, and \$10,000 and over.

Not that these are very rough criteria at best. Obviously, a glance at family condition other than income, along such criteria as work patterns, size of family, head-of-household, and so on, should be considered. In this introductory paper, however, we will confine ourselves to income elements.

B. Policy Priorities - The recommendations can be split into several groupings. The most significant of these are: The policy of dispersion versus the policy of containment, the solution of immediate needs versus the solution of long-range needs, and major policies versus specific actions. Obviously, in determining the relative merits or sequencing of the several programs in question, these are major criteria of analysis. Our role here will be merely to give a few defining comments on each of these several programs.

C. Plus Parameters - Given limited resources and expenditures, it is essential that the several programs be analyzed from a cost context. Obviously, with the time and resource availability limitations which we have in generating this paper, these will be far from precise. Hopefully, however, they will give a ballpark figure.

RECAPITULATION

Numbers I and III - Home Ownership and Leased Public Housing could be implemented in a very short time. Essentially they complement each other, and one can easily see the leased public housing as being one of the forms of subsidization for new local resident owners.

Number II - The Relocation of Low Income People and Number IV - State Division of Civil Rights Enforcing Laws Against Discrimination in Housing, both call for an outward mobility. While this has considerable significance for upper income minority groups, at least, as of the moment, it is not too important to lower income groups. It does, however, provide a safety valve, and an ultimate goal for all members.

Number V - Citizens Participation and Number XI - Tenants in Public Housing Projects Looking After Maintenance of the Premises, are both efforts at securing the involvement of the poor based on

the realization that it is only in this fashion that true success can be achieved. Success must be measured not only in terms of the achievement of the several programs, but also in terms of the outlook and involvement of the people in question. This realization represents a substantial increase in the level of sophistication which society is bringing to bear on the problems of minority groups.

But there is much to be learned and, therefore, Number VI - The Budget Requests of the Department of Community Affairs For Experimentation, is not to be minimized in importance. There is much we do not know about housing, the role of housing in changing people's outlook, the order of priority that housing as a whole should be given in the face of other requirements. We are faced with challenges which will not yield to any one set of efforts or any limited period of years. Under these circumstances much more knowledge, much more planning, much more analysis and formulation of programs so that they can be analyzed, is required.